



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, MAY 14, 2013, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings [Attach 1](#)

Approve the minutes of the February 26, March 26 and April 23, 2013 regular meetings.

2. Karis House Annexation – Zone of Annexation [Attach 2](#)

Forward a recommendation to City Council to zone 0.207 +/- acres from County RMF-8 (Residential Multi-Family 8 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: ANX-2013-141
APPLICANT: John Mok-Lamme - Karis, Inc.
LOCATION: 536 29 Road
STAFF: Lori Bowers

3. Logos Industrial Park Subdivision - Preliminary Subdivision Plan - Extension Request [Attach 3](#)

Request approval of a two year extension of the approved Preliminary Subdivision Plan to develop 17.28 acres into 10 Industrial lots in an I-2 (General Industrial) zone district.

FILE #: PFP-2008-320
APPLICANT: Vernon Pace - Logos LLC
LOCATION: 743 23 Road
STAFF: Senta Costello

*** * * END OF CONSENT CALENDAR * * ***

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

General Discussion/Other Business

Election of officers

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
FEBRUARY 26, 2013 MINUTES
6:00 p.m. to 6:57 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. The public hearing was held in the City Hall Auditorium. In the absence of Chairman Wall, the Commission unanimously agreed that Commissioner Eslami would act as Chairman.

In attendance, representing the City Planning Commission, were Ebe Eslami (Acting Chairman), Gregory Williams, Keith Leonard, Jon Buschhorn, Loren Couch, Christian Reece and Steve Tolle (First Alternate). Commissioner Reginald Wall (Chairman) was absent.

In attendance, representing the City's Public Works, Utilities and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Senta Costello (Senior Planner), Brian Rusche (Senior Planner), Lori Bowers (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 13 interested citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. Heritage Estates Filing 8 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 2.78 acres from R-8 (Residential 8 du/ac) to R-12 (Residential 12 du/ac) zone district for a portion of Lot 100 of Heritage Estates Subdivision, Filing 1.

FILE #: RZN-2012-578

APPLICANT: Kim Kerk - Blue Star Industries

LOCATION: Property located immediately west of 651, 651 1/2, 653, and 655 25 Road

STAFF: Lori Bowers

3. Workforce Annexation – Zone of Annexation - PULLED FOR A FULL HEARING

Request a recommendation of approval to City Council for 1) a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential Medium (4-8 du/ac) to Village Center; and 2) to zone 10.129 acres from County RSF-R (Residential Single Family-Rural) to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2013-10

APPLICANT: Dave Detwiler - Mesa County Facilities and Parks

LOCATION: 512 29 1/2 Road

STAFF: Senta Costello

4. Pioneer Meadows Subdivision - Preliminary Subdivision Plan - Extension - PULLED FOR A FULL HEARING

Request approval of a two year extension of the approved Preliminary Subdivision Plan to develop 54 residential lots, including 9 single family lots and 45 duplex lots, for a total of 99 dwelling units on 13.37 acres in an R-8 (Residential 8 du/ac) zone district.

FILE #: PP-2008-393

APPLICANT: Bucky Moser - Alpine Bank Glenwood Springs

LOCATION: 3126 E Road

STAFF: Senta Costello

Acting Chairman Eslami briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. At public request, Items 3 (Don Craft, 2955 Texas Avenue) and 4 (Steven Pittan, 496 Moonlight Court) were pulled from the Consent Agenda for a full hearing. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the remaining Consent Agenda item.

MOTION:(Commissioner Reece) “Mr. Chairman, I will move to pull Item Number 3, the Workforce Annexation, from the agenda and Item Number 4, the Pioneer Meadows Subdivision, from the Consent Agenda for a full hearing for this evening and move to approve the rest of the Consent Agenda as read.”

Commissioner Williams seconded the motion. A vote was called and the motion passed unanimously by a vote of 7- 0.

Full Hearing

3. Workforce Annexation – Zone of Annexation - PULLED FOR A FULL HEARING

Request a recommendation of approval to City Council for 1) a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential Medium (4-8 du/ac) to Village Center; and 2) to zone 10.129 acres from County RSF-R (Residential Single Family-Rural) to a City C-1 (Light Commercial) zone district.

Staff's Presentation

Senta Costello, Senior Planner, made a PowerPoint presentation regarding the Workforce Annexation which was located directly north of the existing Mesa County Human Services site, approximately an eighth of a mile north of North Avenue. The property was currently vacant with Residential to the north and west. The current future land use designation for the property was Residential Medium. She said that the

Future Land Use designation of the Human Services site to the south was Village Center, and as part of their request using the adjacency review, the County requested to amend the Comprehensive Plan from Residential Medium to Village Center and then rezone the property to a C-1 zone district. Ms. Costello said that typically they had found in their research that the development of a property such as this generally did not have negative impacts on the surrounding properties as to property values. She stated that she had contact from a couple of neighbors to the north and the west who also asked if this would affect their property values. Ms. Costello confirmed that property taxes were based on the use of properties.

Questions

Commissioner Leonard asked where Ms. Costello had gotten the information that this type of development did not affect property values. Ms. Costello said that it was based basically on experience over the years from people she had worked with. She clarified that she did not have any statistical data.

Public Comment

Don Craft asked if there were any plans for future development on the remaining three to four acres. Ms. Costello said there could potentially be, however, there were no specific plans at this time. She pointed out that the only thing for consideration this evening was the zoning request.

Applicant's Presentation

Dave Detwiler, Mesa County Regional Services, clarified that the request before the Commission for consideration was a rezone of the subject property which had been owned by the County since 1994 or 1995. It had been the County's intention to turn this property into the next phase of the county campus. Mr. Detwiler said that they had submitted a Major Site Plan for approximately the southern two-thirds of this property for development into the Workforce Center with no current firm plans for the remainder of the property to the north.

Discussion

Commissioner Williams stated that he agreed with the staff report and would vote in favor of this motion.

Chairman Eslami asked if there was anyone else from the public who wished to comment on this request. As there was no further comment, he asked for a motion.

MOTION:(Commissioner Williams) "Mr. Chairman, on Zone of Annexation, ANX-2013-10, I move that the Planning Commission forward a recommendation of the approval for the Mesa County Workforce Annexation Comprehensive Plan Future Land Use designation from Residential Medium to Village Center and Zone of Annexation from RSF-R (Residential Single Family-Rural; 5 to 25 du/ac) to C-1 (Light Commercial) with the findings of fact, conclusions and conditions listed in the staff report."

Commissioner Buschhorn seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

4. Pioneer Meadows Subdivision - Preliminary Subdivision Plan - Extension

Request approval of a two year extension of the approved Preliminary Subdivision Plan to develop 54 residential lots, including 9 single family lots and 45 duplex lots, for a total of 99 dwelling units on 13.37 acres in an R-8 (Residential 8 du/ac) zone district.

Staff's Presentation

Senior Planner Senta Costello addressed the Commission on the request for a two year extension to the Preliminary Subdivision Plan for Pioneer Meadows. The property currently consisted of four properties, all of which contained single-family homes. The original subdivision plan consisted of a total of nine single-family lots and 45 duplex lots. She went on to say that the applicant processed a Simple Subdivision to carve off all of the single-family homes onto their own individual lots because there were some sales pending for a couple of those homes. The development would include all of those homes within the bounds of the final plan for the subdivision.

Ms. Costello said there was a mix of development around the property which consisted of larger acreage land along with single-family homes. The Future Land Use designation for the subject property was Residential Medium with a current zoning of R-8. The original approval was in January 2010 and the owner requested an extension prior to the expiration date of that approval and she confirmed that the plan still met the goals and objectives of the Comprehensive Plan as well as the standards of the R-8 zone district.

Questions

Ms. Costello confirmed for Commissioner Couch that there were homes on the property now.

Public Comment

Stephen Pitton said that he lived in a neighborhood just south of the property and asked if the notice stated that this was only for an extension and would there be future hearings on the development plan itself. Ms. Costello said that the final review for this project would be administrative; however, property owners would be notified again when that process began. There would be another opportunity to review that plan and staff could address any concerns at that time. She added that if it was approved but a citizen felt that their concerns did not meet current standards, there was an appeal process available to them.

Stephen Pitton asked if there would be a future hearing to address those. Ms. Costello said there would not be a future hearing date and it would be an administrative review but the public would have an opportunity to review the plans and then if a citizen didn't believe the standards had been met and there were still concerns, there was an appeal process that would go to the Planning Commission.

Stephen Pitton asked if this was only for an extension to allow them more time to develop it and come up with the funds. Ms. Costello confirmed that was correct. She stated that if the extension was not approved, then their current approval expired and the applicant would need to start over.

Stephen Pitton said that he was opposed to the extension request due to the development and he had not seen any current plans and he did not feel that this proposed neighborhood fit the adjacent properties.

Lisa Pfalzgraff, president of Water Users of Lateral Ditch No. 110, which ran roughly along the western boundary, said that it was her understanding that the previous owner took possession of headgate number 109 and shortly thereafter she was contacted that they had wanted to reroute headgate number 110 into 109. She wanted to go on record that she was not here to oppose the actual extension but she did want to be present at all meetings.

Robert Beck, 3134 E Road, asked when the extension was requested. Ms. Costello said the extension request was submitted a week prior to the expiration which would have been January 26, 2013. At that point the ownership had not transferred. She added that they did have confirmation from the new owner as well that they were in support of the extension. She said the bank requested the two-year extension.

Discussion

Ms. Costello confirmed for Commissioner Couch that the original approval was in January 2010 and for three years nothing had been done.

Commissioner Couch asked what happened to headgate 109. Ms. Costello said the physical condition of the property, other than the improvements that the lateral and their board had made and approved, had not changed. At such time as a final plan would be approved they would need an easement to protect that line.

Commissioner Couch asked which bank took possession. Ms. Costello confirmed that it was Alpine Bank.

Commissioner Williams said that it was his understanding that the plan, if changed at all, would be required to come back before the Commission for an entire review process. Ms. Costello said that any significant changes would be brought before the Commission – such as dropping lots or reconfiguring street layout or lots – would trigger a new review process.

Commissioner Couch asked if the extension or lack of extension would have any bearing on what the bank might do with the property. Ms. Costello said that they had the property up for sale for quite some time and they did have a contract for sale contingent upon approval of the extension. She went on to say that if the extension was not granted, the sale would fall through and the bank would continue to market the property.

Commissioner Leonard asked for further explanation of the administrative review process. Ms. Costello advised that notice would be sent out to the neighboring properties similar to what was sent out for the continuance request but there would be no public hearing.

Public Comment

Lisa Pfalzgraff clarified that in 1999 the water users incorporated and they have a 10 foot easement on both sides of the ditch from the middle of the ditch.

Questions

Commissioner Williams asked what the next step would be if after the two years nothing happened with the property. Ms. Costello said they would either have to come back and ask for another extension or the plan would expire which would then require resubmittal.

Commissioner Couch asked if the resubmittal would be from Alpine Bank. Ms. Costello confirmed it would be unless the sale went through and in that case the resubmittal would be from the new property owner.

Commissioner Couch wondered why the extension was recommended if there wasn't an owner. Ms. Costello stated that the purchaser would like to continue with the development of the plan. She also confirmed that the request for the continuance would not go to City Council but rather voted upon this evening by the Planning Commission.

Public Comment

Joe Parker said that he was one of the original owners and he had a written agreement with the previous owner that he would retain 1.07 acres and when the previous owner lost the property, they had agreed to a lot line adjustment. He had not received anything pertaining to the 1.07 acres and wondered what would happen on that. Chairman Eslami advised Mr. Parker that the Commission did not have any information on that. Ms. Costello said that they could research the plat that subdivided off the single-family homes to individual lots.

Stephen Pitton asked if Ms. Costello could confirm that the original property owner lost the property in foreclosure and at that time they had developed the plan that had been approved and asked if that property owner was the one who had filed for the extension. Ms. Costello responded that the bank actually filed the extension request after they took possession from the developer.

Stephen Pitton asked if that was prior to expiration of the previous application. She confirmed that the bank had requested the extension and had a buyer in place who would like to finish the development.

Stephen Pitton asked if the proposed buyer were to come across any issues with the current set of plans would they have to reapply. Ms. Costello said that if there were any significant changes such as reduction in density, reduction in number of lots, reconfiguration of the street layout and circulation, they would be required to start back at the beginning of the submittal process. If they had to go back and reapply, the extension would be null and void and that plan would be withdrawn.

Lisa Pfalzgraff asked if Ms. Costello was aware if the new buyer was interested in continuing with the plan as previously submitted. Ms. Costello said that was her understanding and informed that the proposed buyer sent in a request of support for the extension as they didn't want to lose the vesting of the preliminary approved plan.

Questions

Commissioner Reece asked if Ms. Costello knew what kind of timeline they were looking at. Ms. Costello said that they wanted to get started relatively quickly but at least one filing would need to be finalized and approved within that two year window.

Commissioner Couch asked who the proposed buyer was. Ms. Costello said that Mike Foster, a representative of the proposed buyer, was present and he may be able to answer that. Commissioner Williams interjected that he didn't believe that was relevant in this case.

Commissioner Couch asked if the City was advocating for Alpine Bank. Ms. Costello said they had recommended approval of the requested extension.

Discussion

Commissioner Williams commented that this plan had not changed and believed it still met the requirements of the Zoning and Development Code as well as the goals and policies of the Comprehensive Plan. Also as it had been previously approved, he would vote in favor of this extension.

Commissioner Couch agreed that it was a previous Planning Commission's decision and would also be voting in the affirmative with reservations.

Commissioner Reece agreed with Commissioners Williams and Couch; however, she encouraged any concerned property owners to make comment to the City so that they could continue to be involved in the process if they so desired.

Chairman Eslami reiterated that this was approved in 2010 and agreed with staff to approve this.

MOTION:(Commissioner Williams) "Mr. Chairman, on PP-2008-393, a request for a two year extension of the Preliminary Subdivision Plan approval for Pioneer Meadows Subdivision, I move we approve the extension."

Commissioner Leonard seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

5. Rock Shop Enclave Annexation – Zone of Annexation – PULLED FROM THE 1/11/2013 PLANNING COMMISSION AGENDA

Request a recommendation of approval to City Council to zone 49.82 acres from County RSF-R (Residential Single Family Rural) and County I-2 (General Industrial) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2012-574

PETITIONER: City of Grand Junction

LOCATION: South of D Road, East of South 15th Street and South of the Riverside Parkway on both sides of 27-1/2 Road north of Las Colonias Park

STAFF: Brian Rusche

Staff's Presentation

Senior Planner Brian Rusche made a PowerPoint presentation regarding the Rock Shop Enclave Zone of Annexation. The enclave included 68 parcels that totaled 49.82 acres, exclusive of right of way. It was considered an enclave because it was completely surrounded by the City limits of Grand Junction proper. The City is the applicant for this request.

Mr. Rusche said that there were a variety of land uses that existed within the enclave which included residential uses. There were 33 dwelling units within the enclave area, approximately two-thirds of which were owner occupied. Some of the residences date back to the early 1900s. Mr. Rusche said that the existing residences within the enclave could remain and would be permitted some limited expansion as well as the opportunity to rebuild if they were destroyed.

There was industrial development on all sides of the enclaved area, including newer developments such as Indian Road on the east and Brady Trucking on the south, as well as industrial uses within the enclave, most of which date back to the late 1970s. The existing commercial and industrial uses within the enclave were consistent with the proposed I-1 zone district; however, many of them had nonconforming sites, due to such things as insufficient landscaping and parking. Despite the nonconforming status of the sites, the uses within the zone district would all be permitted. New uses and/or building expansions may necessitate incremental site improvements. Mr. Rusche said that approximately 24 acres on either side of the Riverside Parkway was anchored by an existing business known as the Rock Shop. Mr. Rusche advised the Commission that the existing outdoor storage on the Rock Shop property could remain with the proposed zoning. He clarified that just the zoning for the area that would be annexed was being considered at this time.

With the adoption of the Comprehensive Plan in 2010, the majority of the enclaved area was designated Industrial, with the exception of property south of Ruby Avenue, which was designated as Commercial Industrial. He went on to say that the I-1 zoning was requested primarily due to the existing I-1 zoning to the east as well as the compatibility of the I-1 zoning with existing land uses within the enclave.

Mr. Rusche next discussed the properties that still have a County zoning of Residential Rural. This zoning category does not permit transition of these properties into the Industrial uses envisioned by the Comprehensive Plan. The proposed zoning of I-1 that is requested as part of the properties annexation into the City would allow the transition to industrial uses.

Mr. Rusche also pointed out that there were a couple of properties on the southern end of the enclave within the 100 year floodplain and were impacted by that only when proposing to build new structures.

Mr. Rusche addressed the criteria for a zone change in detail, specifically noting that Criteria 1, 2, and 5 have been met. In summary, Mr. Rusche explained that the annexation was intended to transition unincorporated areas of Mesa County into the City of Grand Junction and that the proposed I-1 zone district provided an opportunity for redevelopment into industrial uses, consistent with the Comprehensive Plan.

Mr. Rusche recommended the Commission make findings and recommendation for approval to City Council.

Questions

None.

Public Comment

None.

Discussion

Commissioner Williams agreed with staff and advised that he would be voting in approval for it.

Chairman Eslami agreed with Commissioner Williams.

MOTION:(Commissioner Reece) “Mr. Chairman, on the Rock Shop Enclave Zone of Annexation, ANX-2012-574, I move that the Planning Commission forward to the City Council a recommendation of approval of I-1 (Light Industrial) zone district with the findings and conclusions listed in the staff report.”

Commissioner Williams seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:57 p.m.

**GRAND JUNCTION PLANNING COMMISSION
MARCH 26, 2013 MINUTES
6:00 p.m. to 6:06 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Ebe Eslami (Vice-Chairman), Gregory Williams, Jon Buschhorn, Loren Couch, Christian Reece and Steve Tolle. Commissioner Keith Leonard was absent.

In attendance, representing the City's Public Works and Planning Department - Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner) and Bret Guillory (Utility Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were no interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the January 8 and February 12, 2013 Regular Meetings.

2. Floodplain Ordinance Amendment – Zoning Code Amendment

Forward a recommendation to City Council of an amendment to Section 21.07.010 Flood Damage Prevention and Section 21.10.020 Terms Defined of the Zoning and Development Code (Title 21, GJMC).

FILE #: ZCA-2013-107

PETITIONER: Bret Guillory – City of Grand Junction

LOCATION: Citywide

STAFF: Bret Guillory

3. 1941 Palisade Street Rezone – Rezone

Forward a recommendation to City Council on a request to rezone .243 acres from R-8 (Residential 8 du/ac) to R-12 (Residential 12 du/ac) zone district to allow an additional dwelling unit.

FILE #: RZN-2013-77

APPLICANT: Rhonda Christensen

LOCATION: 1941 Palisade Street

STAFF: Lori Bowers

MARCH 26, 2013 MINUTES

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Jamie Beard, Assistant City Attorney, noted one correction to the proposed changes with regard to Section 21.07.010(d)(6), which was part of the Floodplain Ordinance. She read into the record the corrected amendment as follows:

21.07.010(d)(6)

(6) Specific Standards for Properties Removed From the Floodplain by Fill. A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), with a lowest floor elevation placed below the Base Flood Elevation with one foot of freeboard that existed prior to the placement of fill.

She apologized for the typographical error and confirmed that the proposed ordinance included with the staff report showed correctly. After further discussion, there were no objections or revisions received from the audience on the Consent Agenda. Chairman Wall confirmed that the Planning Commissioners were okay with the correction made with regard to Item No. 2.

MOTION:(Commissioner Reece) “Mr. Chairman, I would like to move that we approve the Consent Agenda noting that minor adjustment with the typographical error as read.”

Commissioner Buschhorn seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:06 p.m.

**GRAND JUNCTION PLANNING COMMISSION
APRIL 23, 2013 MINUTES**

Minutes not currently available

**Attach 2
Karis House Annexation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: May 14, 2013
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Karis House Zone of Annexation – ANX-2013-141

ACTION REQUESTED: Recommendation to City Council on a Zone of Annexation.

STAFF REPORT / BACKGROUND INFORMATION					
Location:		536 29 Road			
Applicants:		Karis Inc., applicant and owner			
Existing Land Use:		Boarding or Rooming House			
Proposed Land Use:		Boarding or Rooming House			
Surrounding Land Use:	North	Multi-family Apartments			
	South	Residential Duplex-Triplex			
	East	Single-family Detached Residential			
	West	Single-family Detached Residential			
Existing Zoning:		County RMF-8			
Proposed Zoning:		R-8 (Residential – 8 units per acre)			
Surrounding Zoning:	North	County RMF-8			
	South	County RMF-8			
	East	County RMF-8			
	West	R-8 (Residential – 8 units per acre)			
Future Land Use Designation:		Residential Medium (4 to 8 Du/Ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to zone the 0.494 acre Karis House Annexation, consisting of one parcel, located at 536 29 Road, to an R-8 (Residential – 8 units per acre) zone district.

RECOMMENDATION: Recommend approval to the City Council of the R-8 (Residential – 8 units per acre) zone district.

ANALYSIS:

1. **Background:**

The 0.494 acre Karis House Annexation consists of one parcel located at 536 29 Road. The property owners have requested annexation into the City and a zoning of R-8. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the City's Comprehensive Plan Future Land Use Map. The proposed zoning of R-8 conforms to the Future Land Use Map, which has designated the property as Residential Medium (4 - 8-du/ac). The proposed City zoning of R-8 is also the same as the county zoning of RMF-8.

The Karis House is a boarding or rooming house currently operating in Mesa County. The request to annex the house will help facilitate and coordinate services and possible future funding to continue the use. In the Zoning and Development Code a boarding and/or rooming house means a building containing a single dwelling unit and three or more rooms where lodging is provided, with or without meals, for compensation. "Compensation" may include money, services or other things of value. Boarding and/or Rooming Houses are an allowed use in the R-8 zoning district.

A Neighborhood Meeting will be held on April 29, 2013.

2. **Consistency with the Comprehensive Plan:**

This project is consistent with the following Goals and Policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Zoning the Karis House annexation to R-8 will be consistent with the Comprehensive Plan, the existing county zoning, and will allow the use of a rooming and boarding house to continue within the guidelines of the Zoning and Development Code therefore creating continued consistency.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Rezoning the property to R-8 upon annexation will be consistent with the Comprehensive Plan, the existing county zoning and will allow the use of a rooming and boarding house to continue within the guidelines of the Zoning and Development Code.

The rooming house provides a much needed use for the community in an area where it has been existing for several years without any problems or concerns from the public.

3. Section 21.02.140(a) of the Grand Junction Municipal Code:

Zone of Annexation: The requested zone of annexation to the R-8 (Residential – 8 units) zone district is consistent with the Comprehensive Plan designation of Residential Medium. The existing County zoning is RMF-8 (Residential Multi-family – 8 units). Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. The request is consistent with the Comprehensive Plan designation of Residential Medium density and the R-8 zoning is equal to the existing County zoning of RMF-8.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

(1) Subsequent events have invalidated the original premises and findings.

Response: The original premises and findings are still valid. The requested annexation and zoning is being triggered by the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of development. The Persigo Agreement states that new development requires annexation of land from unincorporated Mesa County into the City prior to development.

This criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan.

Response: The character of the area and the condition of the area has not changed. The only significant change is the request for annexation by the applicant. The zoning will remain consistent with the current county zoning. The annexation and zoning are consistent with all the elements of the Plan: the goals and policies; the future land use map and the blended residential map. The residential character of the area remains the same.

This criterion is not met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed.

Response: There are adequate public and community facilities available to serve this type of land use. There is a 12 inch gravity feed sewer line in both

29 Road and Formay Avenue. This property is in the Ute Water Conservation District and Xcel Energy is the utility provider. 29 Road is classified as a principal arterial and has a striped bike lane. Any future expansion of the proposed use will be adequately served.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.

Response: The “land use” requesting annexation into the City is existing (rooming or boarding house). There is an adequate supply of property currently zoned R-8 in this area. The surrounding neighborhood to the west, which is within the City limits, is zoned R-8; most of the land to the east, in unincorporated Mesa County, is zoned RMF-8, a comparable zoning district. This zoning request is due to annexation into the City in accordance with the Persigo Agreement and not due to a shortage of suitably designated land.

This criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The Karis House developed as a rooming or boarding house serves the community with a much needed service, housing. Rent is not free but based on an individual’s income. By annexing the property into the City and zoning it consistently with the Persigo Agreement and the Comprehensive Plan, the applicant will be able to coordinate services offered and administered by the City, through the Federal government such as CDBG funding.

This criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property.

- a. R-4 (Residential – 4 units)
- b. R-5 (Residential – 5 units)
- c. R-12 (Residential – 12 units)
- d. R-16 (Residential – 16 units)
- e. R-O (Residential Office)

If the Planning Commission chooses to recommend an alternative zone designation, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Karis House Annexation, ANX-2013-141, for a Zone of Annexation, I recommend that the Planning Commission make the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the R-8 (Residential – 8 units per acre) zone district for the Karis House Annexation, ANX-2013-141 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

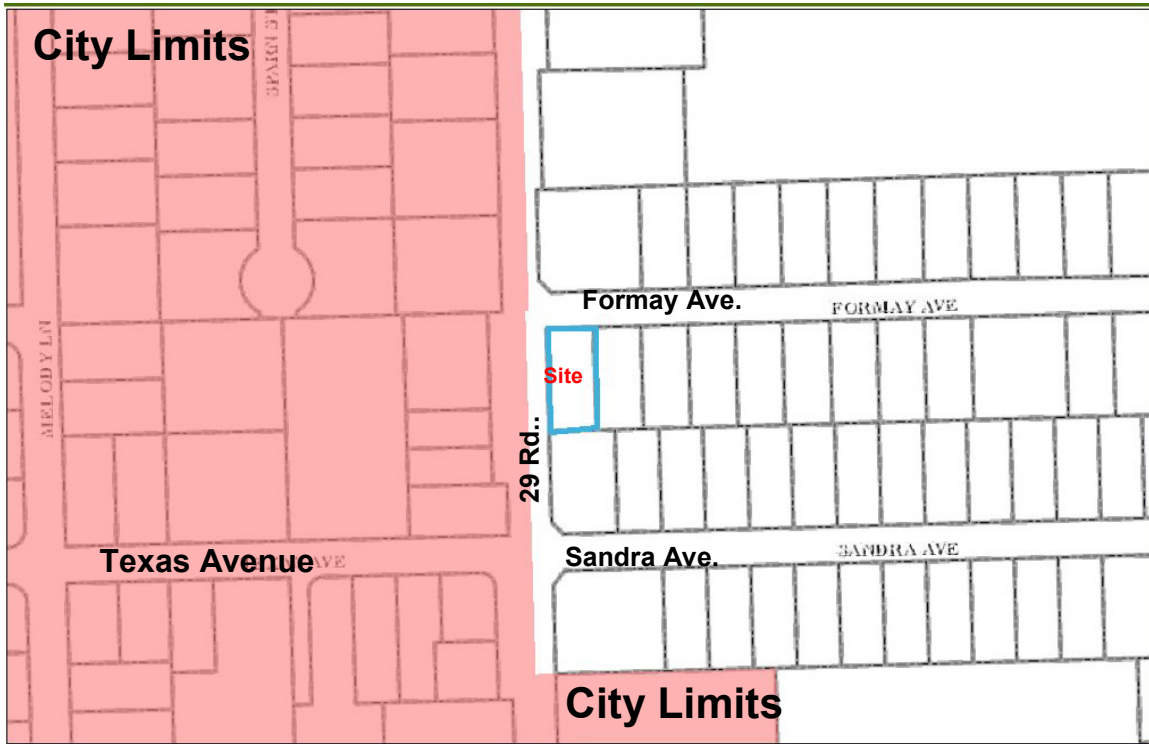
Mr. Chairman, on the Karis House Zone of Annexation, ANX-2013-141, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-8 (Residential – 8 units per acre) zone district for the Karis House Annexation with the facts and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City and County Zoning Map
Annexation Map
Zoning Ordinance

Site Location Map

536 29 Road



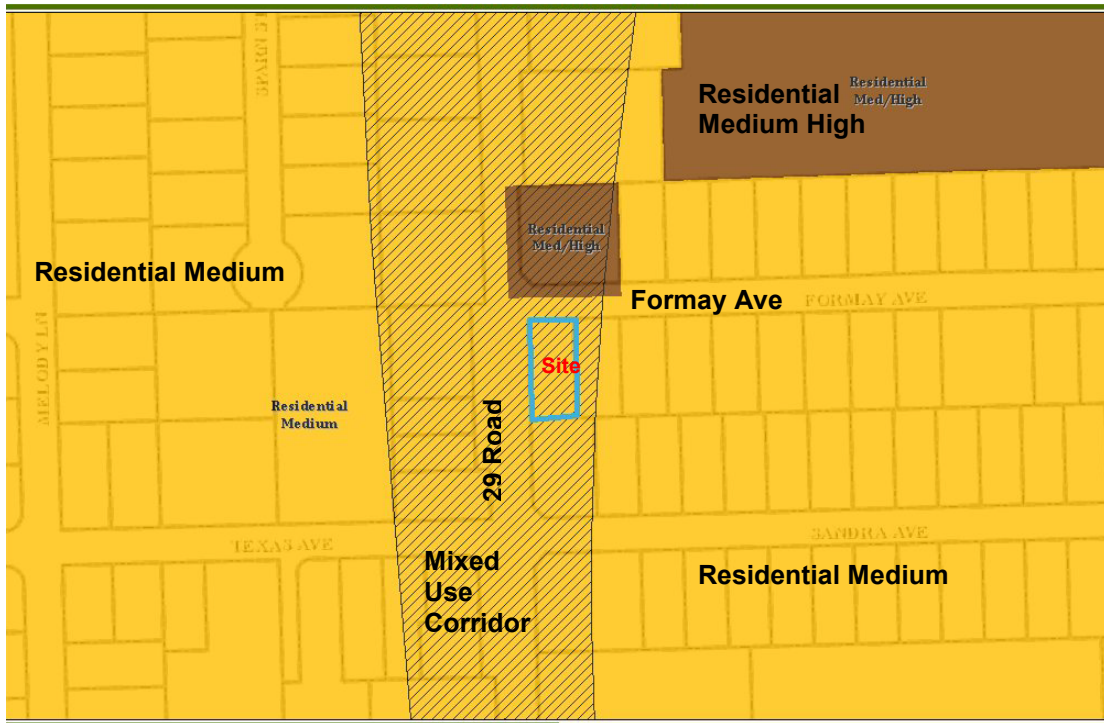
Aerial Photo Map

536 29 Road



Comprehensive Plan Map

536 29 Road



Existing City and County Zoning Map

536 29 Road



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE KARIS HOUSE ANNEXATION
TO R-8 (RESIDENTIAL – 8 UNITS PER ACRE)**

LOCATED AT 536 29 ROAD

Recitals:

The Karis House is a boarding or rooming house currently operating in Mesa County. The request to annex the house will help facilitate and coordinate services and possible future funding to continue the use. In the Zoning and Development Code a boarding and/or rooming house means a building containing a single dwelling unit and three or more rooms where lodging is provided, with or without meals, for compensation. "Compensation" may include money, services or other things of value. Boarding and/or Rooming Houses are an allowed use in the R-8 zoning district.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Karis House Annexation to the R-8 (Residential – 8 units per acre) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8 (Residential – 8 units per acre) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property be zoned R-8 (Residential – 8 units per acre).

KARIS HOUSE ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 39, Formay Subdivision, as same is recorded in Plat Book 8, Page 4, Public Records of Mesa County, Colorado and assuming the West line of the NW 1/4 SW 1/4 of said Section 8 bears N 00°03'15" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°46'41" W along the South line, and its Westerly extension, of said Lot 39, a distance of 94.65 feet to a point on the West line of the NW 1/4 SW 1/4 of said Section 8; thence N 00°03'15" W, along the West line of the NW 1/4 SW 1/4 of said Section 8, also being the East line of the Central Fruitvale Annexation, City of Grand Junction Ordinance 1133, a distance of 172.36 feet; thence S 89°45'54" E, along the South line of Arbors Annexation, City of Grand Junction Ordinance 3700, as same is recorded in Book 3803, Page 843, Public Records of Mesa County, Colorado, a distance of 5.00 feet; thence N 00°03'15" W, along the East line of said Arbors Annexation, being a line 5.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 8, a distance of 157.69 feet; thence N 89°46'41" E, a distance of 25.00 feet to a point being the Northwest corner of Lot 1 of said Formay Subdivision; thence S 00°03'15" E along the West line of said Lot 1, a distance of 122.42 feet; thence S 42°15'25" E, a distance of 23.67 feet to a point on the South line of said Lot 1 and the North right of way for Formay Avenue; thence N 89°46'41" E, along the South line of said Lot 1, a distance of 48.75 feet; thence S 00°03'21" E, along the East line of said Lot 39, and its Northerly projection, a distance of 190.00 feet, more or less, to the Point of Beginning.

CONTAINING 21,535 Square Feet or 0.494 Acres, more or less, as described.

INTRODUCED on first reading the ___ day of ___, 20__ and ordered published.

ADOPTED on second reading the ___ day of ___, 20__.

ATTEST:

President of the Council

City Clerk

**Attach 3
Logos Industrial Park Sub**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: May 14, 2013
STAFF PRESENTATION: Senta Costello

AGENDA TOPIC: Request for extension, Logos Industrial Park Subdivision, PFP-2008-320.

ACTION REQUESTED: Grant a two year extension of the approved Preliminary Subdivision Plan to develop 10 industrial lots on 17.28 acres in an I-2 (General Industrial) zone district.

<i>STAFF REPORT / BACKGROUND INFORMATION</i>				
Location:		743 23 Road		
Applicants:		Owner: Logos, LLC – Vernon Pace Representative: Austin Civil Group		
Existing Land Use:		Vacant		
Proposed Land Use:		Industrial park		
Surrounding Land Use:	North	Vacant agriculture		
	South	Industrial businesses		
	East	Industrial businesses		
	West	Industrial businesses		
Existing Zoning:		I-2 (General Industrial)		
Proposed Zoning:		I-2 (General Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	I-2 (General Industrial)		
	East	I-2 (General Industrial)		
	West	I-2 (General Industrial)		
Future Land Use Designation:		Industrial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Request for a two year extension of an industrial preliminary subdivision plan approval.

RECOMMENDATION: Recommend approval of a two year extension for the Logos Industrial Park Preliminary Subdivision Plan.

BACKGROUND:

A Preliminary Subdivision Plan for 10 industrial lots on 17.28 acres in a I-1 (General Industrial) zone district was heard and approved by the Planning Commission on August 25, 2009. The final plat received approval May 19, 2010. Once a plat is approved for recordation, the applicant has two years with the option of a one year extension to record the plat. A one year administrative extension was granted on May 17, 2012. The property owner has submitted a request for a two year extension to May 19, 2015.

The Plan has not changed and meets the requirements of the current Zoning and Development Code and the Goals and Policies of the Comprehensive Plan. The staff report describing the preliminary plan is attached for ease of reference.

In 2011, several areas throughout the community were identified as having conflicts between the Comprehensive Plan Future Land Use designation and zoning. This property had a conflict between the Future Land Use designation of Commercial/Industrial and the I-2 zoning. The Comprehensive Plan Future Land Use designation was changed from Commercial/Industrial to Industrial to match the I-2 zoning, resolving the conflict.

The applicant is requesting an extension due to the current economic circumstances in the community. Staff is supportive of the request as the development has the potential to provide small acreage industrial lots that are ready for individual users to develop and occupy.

RECOMMENDATION: Recommend approval of a two year extension for the Logos Industrial Park Preliminary Subdivision Plan.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on PFP-2008-320, a request for a two year extension of the Preliminary Subdivision Plan approval for Logos Industrial Park Subdivision, I move we approve the extension.

ATTACHMENTS:

August 25, 2009 Staff Report and attachments describing, depicting and recommending approval of the Logos Industrial Park Preliminary Subdivision Plan.

AGENDA TOPIC: Logos Industrial Park Subdivision, PFP-2008-320

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION			
Location:		743 23 Road	
Applicants:		Owner: Logos, LLC – Vernon Pace Representative: Austin Civil Group	
Existing Land Use:		Vacant	
Proposed Land Use:		Industrial park	
Surrounding Land Use:	North	Vacant agriculture	
	South	Industrial businesses	
	East	Industrial businesses	
	West	Industrial businesses	
Existing Zoning:		I-2 (General Industrial)	
Proposed Zoning:		I-2 (General Industrial)	
Surrounding Zoning:	North	I-1 (Light Industrial)	
	South	I-2 (General Industrial)	
	East	I-2 (General Industrial)	
	West	I-2 (General Industrial)	
Growth Plan Designation:		Commercial/Industrial	
Zoning within density range?		<input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for 10 industrial lots on 17.28 acres in a I-2 (General Industrial) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

ANALYSIS

1. Background

The property was annexed into the City of Grand Junction as Grand Junction West Annexation in 1992. The property is not a part of any previous subdivision.

The applicant submitted the request for the 10 lot Logos Industrial Park Subdivision in October 2008. They worked closely with staff to create a subdivision which met all of the goal, policies, codes, and standards of the City of Grand Junction to provide a quality industrial subdivision for future development by individual business owners.

Access / Road Design

Access to all 10 lots will be from Logos Court and/or the proposed Shekinah Street. Currently there is 30' of right-of-way for Logos Court. The subdivision will dedicate an additional 18.3' of right of way and the north half of Logos Court will be constructed to complete the right-of-way to meet all City road standards. Shekinah Street will be constructed to City standards and will be stubbed to the adjoining property to the north to provide future interconnectivity.

Landscaping

The 10 industrial lots will be required to provide landscaping at the time of future development of those lots including all street frontage landscaping along 23 Road and the new Shekinah Street. The Subdivision meets the requirements of the Zoning and Development Code for landscaping in the detention area, which is located in a Tract.

Phasing

The applicant is proposing on developing the project in one phase.

2. Section 2.8.B.2 of the Zoning and Development Code

A preliminary subdivision plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans.

The proposed development meets the goals and policies of the Growth Plan. The project implements the following Goals and Policies of the Growth Plan:

Goal 1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the

economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole;

Policy 1.1: The City and County will use the future land use categories listed and described in Exhibit V.2 to designate appropriate land uses within the Joint Planning Area identified in Exhibit V.1. City and County actions on land use proposals within the Joint Planning Area will be consistent with the plan.

Policy 1.3: The City and County will use Exhibit V.3.: Future Land Use map in conjunction with the other policies of this plan to guide zoning and land use decisions. City and County decision about the type and intensity of land uses will be consistent with the Future Land Use Map and Plan policies.

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development. Development standards should ensure that the proposed residential and non-residential development is compatible with the planned development of adjacent property.

Goal 5: To ensure the urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

The proposed development complies with the Grand Valley Circulation Plan and Urban Trails Plan. All required street connections and road improvements have been included in the preliminary plan design. There are no required urban trail connections in Logos Industrial Park.

b. The Subdivision standards of Chapter Six.

The Subdivision Standards contained in Section 6.7 have been met with the preliminary subdivision plan. The proposed subdivision establishes acceptable lot layout. All infrastructure including but not limited to water and sewer is being provided to each lot. Drainage has been addressed at this preliminary stage and will be accommodated with the detention pond located in a Tract at the west end of the Logos Industrial Park Subdivision. The tract will be owned and maintained by the owners association.

c. The Zoning standards contained in Chapter Three.

The proposed development meets the zoning standards of this Chapter. The bulk standards for the zone district have been incorporated into the

preliminary subdivision plan design. All proposed lots conform to the Zoning and Development Code (Table 3.2) which establishes a one acre minimum lot size, a 100 ft. lot width, and no minimum street frontage. Future buildings will be required to meet the I-2 zone bulk requirements for front, side and rear yard setbacks as well as lot coverage and maximum height requirements.

- d. Other standards and requirements of this Code and all other City policies and regulations.

The proposed development meets all other applicable standards and requirements of the Zoning and Development Code and all other City policies and regulations.

- e. Adequate public facilities and services will be available concurrent with the subdivision.

It has been determined that adequate public facilities and services are available with this subdivision. Road access will occur via Logos Court west of 23 Road and Shekinah Street. An 8" Ute water line and 8" sewer line exist in the Logos Court right-of-row.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

There are no known adverse or negative impacts for the natural or social environment. The surrounding properties are developed industrially or zoned to develop in an industrial manner.

- g. Compatibility with existing and proposed development on adjacent properties.

The surrounding properties are zoned and developed industrially or zoned to develop in an industrial manner.

- h. Adjacent agricultural property and land uses will not be harmed.

The agricultural property to the north is upstream from development on this property and is zoned for industrial development in the future. Traffic will not be routed through the agricultural property but is provided with future interconnectivity through the Logos Industrial Park Subdivision.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The development is an extension of existing industrial development in the area and is not piecemeal or premature.

- j. There is adequate land to dedicate for provision of public services.

Adequate land for public services such as road right-of-way, utility easements has been provided.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

The City will not incur an undue burden for maintenance or improvement of land as a result of the proposed development. The developer will pay all required development, transportation, utility and other established impact fees, some at the time of final plat and others at the time of building permit.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Logos Industrial Park Subdivision application, PFP-2008-320 for preliminary subdivision plan approval, I make the following findings of fact and conclusions:

- 3. The proposed preliminary subdivision plan is consistent with the Growth Plan.
- 4. The preliminary subdivision plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed preliminary subdivision plan, PFP-2008-320 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

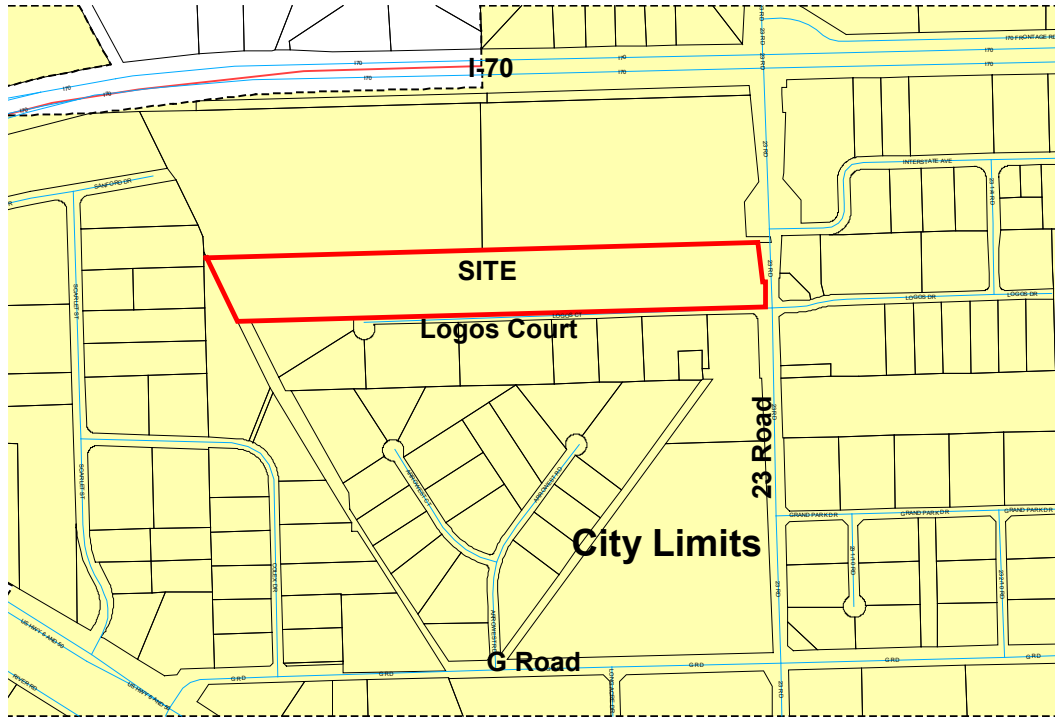
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Logos Industrial Park Subdivision, PFP-2008-320, with the findings and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo
Future Land Use Map / Existing City and County Zoning Map
Preliminary Subdivision Plan

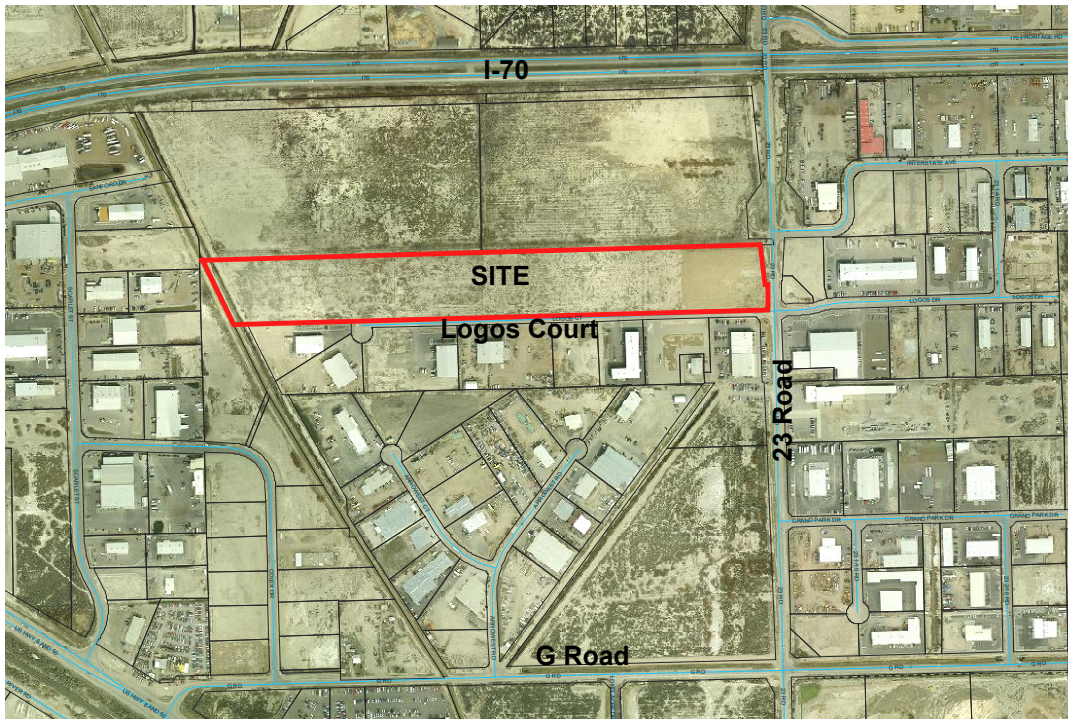
Site Location Map

Figure 1



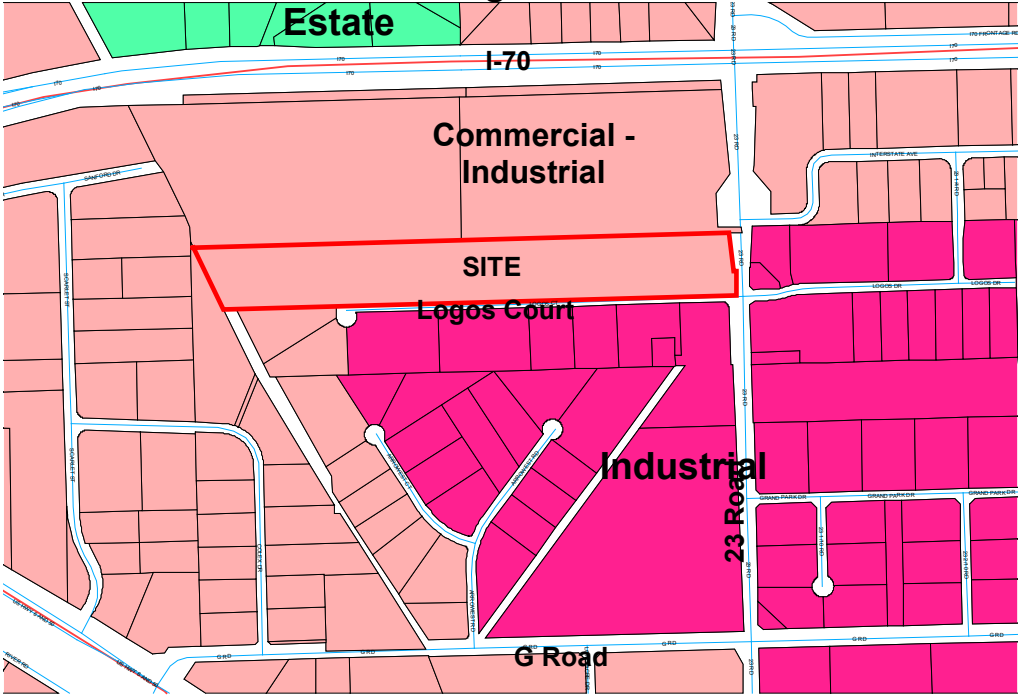
Aerial Photo Map

Figure 2



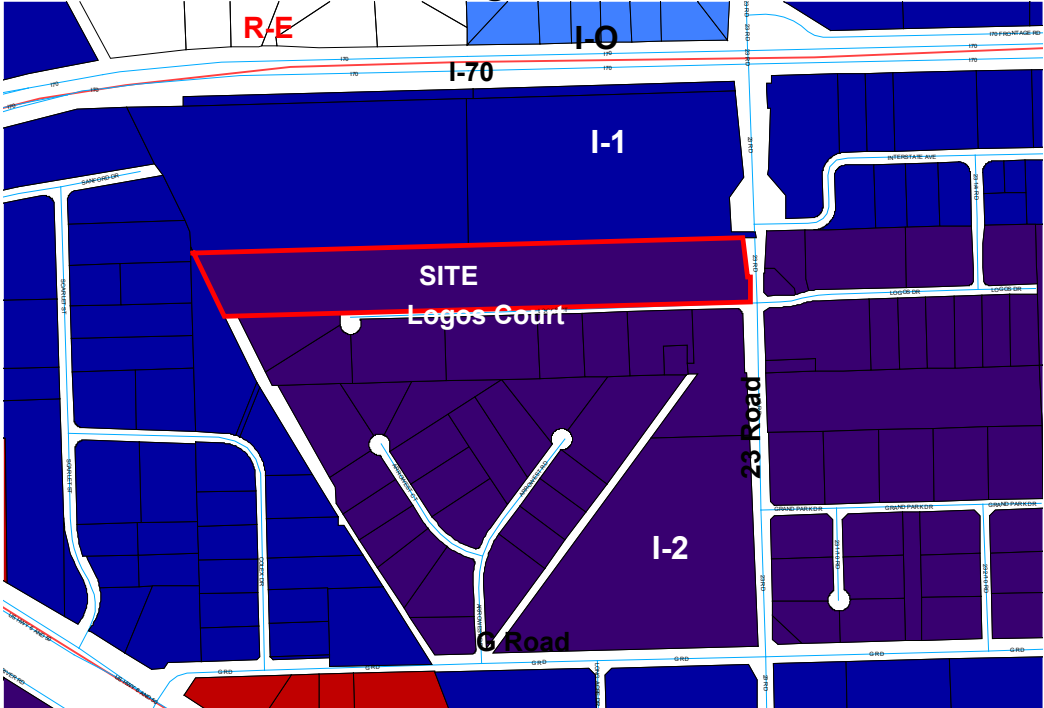
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

